156.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,600 /	851,600
					USE VALUE:	851,600 /	851,600
					ASSESSED:	851,600 /	851,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURNAGHAN SARAH ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	176 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY SHAWN COTTER & -
Owner 2:	DONNELLY MAEVE GRAYCE -
Street 1:	176 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4518.000	407,200		444,400	851,600
Total Card	0.104	407,200		444,400	851,600
Total Parcel	0.104	407,200		444,400	851,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.59 /Parcel: 330.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103998

GIS Ref

GIS Ref

Insp Date 02/10/18

!12241!

PREVIOUS ASSESSMENT

Parcel ID 156.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,200	0	4,518.	444,400	851,600		Year end	12/23/2021
2021	101	FV	395,400	0	4,518.	444,400	839,800		Year End Roll	12/10/2020
2020	101	FV	395,400	0	4,518.	444,400	839,800	839,800	Year End Roll	12/18/2019
2019	101	FV	288,300	0	4,518.	416,700	705,000	705,000	Year End Roll	1/3/2019
2018	101	FV	288,400	0	4,518.	344,400	632,800	632,800	Year End Roll	12/20/2017
2017	101	FV	288,400	0	4,518.	316,700	605,100	605,100	Year End Roll	1/3/2017
2016	101	FV	288,400	0	4,518.	288,900	577,300	577,300	Year End	1/4/2016
2015	101	FV	276,700	0	4,518.	283,300	560,000	560,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:12:52

LAST REV

Date	Time
03/03/20	11:15:43
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY SHAWN	73508-106	1	10/23/2019		822,000	No	No		
COVEL FRANCIS P	62539-320		8/28/2013		628,500	No	No		
	11367-300		8/1/1967			No	No		N

USER DEFINED

Prior Id # 1:	103998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2019	1841	Redo Bat	20,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/26/2019	SQ Returned	JO	Jenny O
2/10/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
11/24/1999	Entry Denied	268	PATRIOT
11/24/1999	Meas. Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4518		Sq. Ft.	Site		0	80.	1.23	9									444,434						444,400	

Total AC/HA:	0.10372	Total SF/SM:	4518	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	444,434	Spl Credit		Total:	444,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.27649164
Const Adj.:	0.99495000
Adj $ / SQ:	177.806
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500196
Depreciation:	93036
Depreciated Total:	407159

COMMENTS

648-7731.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

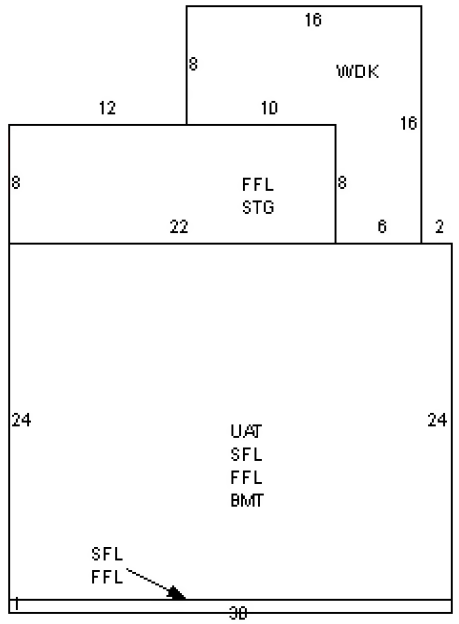
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.81
Special Features:	0	Val/Su Net:	139.07
Final Total:	407200	Val/Su SzAd	242.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	926	177.810	164,649
SFL	Second Floor	750	177.810	133,355
BMT	Basement	720	117.350	84,494
UAT	Upper Attic	180	124.460	22,404
STG	Storage	176	7.100	1,250
WDK	Deck	176	11.620	2,046
	Net Sketched Area:	2,928	Total:	408,198
Size Ad	1676	Gross Area	3468	FinArea 2576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: